

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust").

Dated: March 12, 2009

Grantor: Long Term RV, LLC

Trustee: Ronald F. Plackemeier

Substitute Trustee: Russell F. Plackemeier and/or W. Rhys O'Farrell

Lender: Michael D. Worthington and Virginia Worthington

Recorded in: Clerk's File No. 2009013940 of the real property records of Galveston County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$450,000.00, executed by Long Term RV, LLC ("Borrower") and payable to the order of Lender

Property: **A tract of land containing 4.707 acres, being North One Half of Lot One Hundred Thirteen (113), F. H. Thaman Subdivision, recorded in Volume 231, Page 6, of the Map Records of Galveston County, Texas, save and except to East 10 feet dedicated to the State of Texas in Volume 735, Page 617, Galveston County Deed Records, and being located in the Mary Austin League, Abstract No 14, Galveston County, Texas, and being more particularly described by metes and bounds as follows:**

BEGINNING, at a found TxDOT monument, marking the Northwest corner of a called 0 0478 acre tract being the save and except, being in the South line of Lot 120 and in the West line of FM 646 (width varies);

THENCE, South 01 Deg. 54 Mm. 56 Sec East, along the West line of said called 0.0478 acre tract and the West line of said F M. 646 for a distance of 207.00 feet to a found TxDOT monument in the North line of the South one half of Lot 113 as recorded in Volume 3059, Page 123, Galveston County Deed Records;

THENCE, South 88 Deg. 05 Min. 06 Sec. West, along the North line of said called South one half of Lot 113, for a distance of 992 36 feet (called 993 80 feet) to a set five eights inch iron rod with cap stamped "CCI" in the West line of said Lot 113 and in the East line of Lot 370,

F. H Thaman Subdivision, from which a found one half inch iron rod bears North 02 Deg. West, 0.6 feet,

THENCE, North 01 Deg 57 Min 09 Sec West (called 01 Deg 54 Min. 56 Sec. West) along the West line of said Lot 113 and the East line of said Lot 370, for a distance of 206 25 feet (called 207.00 feet) to a found one inch iron pipe marking the Southwest corner of said Lot 120;

THENCE, North 88 Deg 02 Mm 29 Sec East, (called North 88 Deg 05 Min. 04 Sec. East), along the North line of said Lot 113 and the South line of said Lot 120, for a distance of 992.49 feet (called 992.80 feet) to the POINT OF BEGINNING.

Foreclosure Sale.

Date: Tuesday, October 6, 2020

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: In the Lobby of the Galveston County Courthouse located at 722 Moody in Galveston, Galveston County, Texas, 77550, as designated by the County Commissioners Court of Galveston County, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Terms of Sale.

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that assigned current Beneficiary bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they

remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by original Beneficiary/assigned current Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the trustee or substitute trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, the Trustee or Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee or Substitute Trustee.

Type of Sale. The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Long Term RV, LLC.

Default and Request to Act.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, the owner and holder of the Note, has requested Trustee or Substitute Trustee to sell the Property. Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee or Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Dated: September 11, 2020

Russell F. Plackemeier

Russell F. Plackemeier, Substitute Trustee
518 9th Avenue North
Texas City, Texas 77590
409-948-3401
409-945-9814 (Fax)

FILED

Instrument Number: *FILED2020001232*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 09/11/2020 4:31PM

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*